



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: AUGUST 14, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:39 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS CRAIG GALATI, AND BYRON GOYNES, STEVEN EVANS, LAURA McSWAIN AND TODD NIGRO

EXCUSED: VICE CHAIRMAN STEPHEN QUINN

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, pointed out that requests for withdrawals and abeyances were contained in the briefing packets. Those items include:

Item 13 [MOD-2356]	Withdrawal Without Prejudice
Item 23 [ZON-2667]	Abeyance to 9/11/2003 Planning Commission meeting
Item 24 [SDR-2969]	Abeyance to 9/11/2003 Planning Commission meeting
Item 31 [ZON-2643]	Abeyance to 9/11/2003 Planning Commission meeting
Item 32 [SDR-2644]	Abeyance to 9/11/2003 Planning Commission meeting
Item 33 [WVR-2834]	Abeyance to 9/11/2003 Planning Commission meeting
Item 34 [VAR-2651]	Withdrawal Without Prejudice

Additionally, MR. CLAPSADDLE stated that the following items need to be added to the list.

With regard to Item 25 [ZON-2624], Item 26 [VAR-2626], Item 27 [SDR-2625] and Item 28 [WVR-2811], the applicant requested these items be held to the 9/11/2003 Planning Commission meeting.

CONDITION CHANGES:

The following items will require condition modifications as recommended by staff:

<u>Item 2 [TMP-2645]</u>	Public Works recommended Condition 9 be amended by deleting the following language: "or the recordation of a Map subdividing this site". BART ANDERSON concurred explaining that the intention is to have a traffic study done before any construction commences. DEPUTY CITY ATTORNEY BRYAN SCOTT, stated that the item could remain on the consent agenda and be acted upon.
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PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Briefing

MINUTES – Continued:

Item 20 [SDR-2477]

Planning Department requested Condition 4 be modified by adding “A shared parking agreement shall be submitted to the Planning and Development prior to the issuance of any permits”. The applicant submitted a revised site plan and previous issues appear to be resolved.

Item 51 [SDR-2505]

Staff recommended Condition 2 be revised to read “Prior to the issuance of a Certificate of Occupancy”.

OTHER ITEMS:

MR. CLAPSADDLE referenced Item 52 [TXT-2800] explaining it is a text amendment pertaining to distance separations for financial institutions. Due to the volume of interests, he recommended the item be moved forward for discussion.

MR. CLAPSADDLE, referring to Item 34 [VAR-2651] and Item 35 [SDR-2650], explained that due to the lateness of the site plan submittal, it was impossible for staff to thoroughly review it prior to the meeting. He stated that in addition to the Planning staff, other departments that would normally review the site plan also have not had an opportunity to do that. He asked the Commission to consider holding Item 35 for two weeks.

With regard to Item 36 [VAR-2665], Item 37 [SUP-2666], and Item 38 [SDR-2663], MR. CLAPSADDLE explained that there are a number of concerns regarding density, lack of open space and specifically the requirement by the Clark County School District that the applicant provide right-of-way access for Solar Lane to the nearby school site. MR. CLAPSADDLE stated that staff received a revised Site Plan just prior to this meeting; however, none of the issues noted above were addressed and additionally the number of lots have increased. He suggested holding these items to give the appropriate departments adequate time to review the site plan.

With regard to Item 13 [MOD-2356] the applicant is coming in with the Commercial portion. The Major Modification from Neighborhood to Village Commercial is being withdrawn due to a redesign of the Site Plan. On September 11th, the Residential portion will come forward as a Rezoning with a Variance for open space and a Site Plan Review. MR. CLAPSADDLE noted that a number of residents have called to suggest the Commercial portion be held to be heard with the Residential piece.

MEETING ADJOURNED AT 5:47 p.m.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: AUGUST 14, 2003

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS CRAIG GALATI, BYRON GOYNES, STEVEN EVANS, LAURA McSWAIN AND TODD NIGRO

EXCUSED: VICE CHAIRMAN STEPHEN QUINN

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

(6:00)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 14, 2003

SUBJECT:

Approval of the minutes of the June 12, 2003 and July 10, 2003 Planning Commission Meeting

MOTION:

GALATI - APPROVED – UNANIMOUS with TRUESDELL abstaining on the 7/10/2003 Minutes as he was excused from that meeting and QUINN excused

MINUTES:

There was no discussion.

(6:02)

1-40



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 14, 2003

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 14, 2003

CHAIRMAN TRUESELLE noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TMP-2464 - TWILIGHT AT ELKHORN RANCH - D.R. HORTON, INC. ON BEHALF OF BERNICE Q H HOM REVOCABLE TRUST, ET AL - Request for a Tentative Map for a 101-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.00 acres adjacent to the southeast corner of Elkhorn Road and Campbell Road (APN: 125-20-101-004, 005 and 006), T-C (Town Center) Zone [ML-TC (Medium-Low Density Residential - Town Center) Land Use Designation], Ward 6 (Mack).

P.C. MN FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1 and 3-12 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 1 as her firm is bidding work for DR Horton and Item 4 as her firm is currently under contract with Sterling S. Development, NIGRO abstaining on Item 4 as his firm is currently in litigation with Sterling S. Development and QUINN excused.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:28 – 6:31)

1-710

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 1 – TMP-2464

CONDITIONS - Continued:

2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. The Tentative Map shall reflect the requirement for a five-foot (5') sidewalk and a two-foot six-inch (2'6") amenity zone along Elkhorn Road, as a Primary Arterial, and a seven-foot (7') sidewalk with a five-foot (5') amenity zone along Campbell Road, as a Town Center Collector.
6. The proposed lots shall be configured to ensure that all garage spaces are located and developed such that each space within the garage is fully and independently accessible to a full-sized passenger vehicle, without the need for that vehicle to cross over any portion of an adjacent lot, as illustrated on the detail (Exhibit A) provided by the applicant.

Public Works

7. Provide pedestrian access easements for all sidewalks not located within the public right-of-way.
8. The modified knuckles at the intersections of Spotted Tail Street & Maple Sugar Avenue, Maple Sugar Avenue & Mossy Hollow Street, and Mossy Hollow Street & Warriors Chase Avenue and the elbow at Warriors Chase Avenue & Spotted Tail Street as proposed on the submitted Tentative Map dated 5/16/03 and accepted by the City Engineer are allowed to be incorporated into the civil drawings and Final Map.
9. Site development to comply with all applicable conditions of approval for ZON-1833, SDR-1836 and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer or the Planning Commission prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2645 - FLETCHER JONES IMPORTS PROPERTY (A COMMERCIAL SUBDIVISION) - FLETCHER JONES, SR. TRUST - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 21.04 acres located at 3100 and 3200 South Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), M (Industrial) Zone, Ward 1 (Moncrief).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1 and 3-12 subject to conditions and Amending Conditions 9 and 10 by deleting the phrase *“or the recordation of a Map subdividing this site”*, as it appears twice in both Condition 9 and 10 – **UNANIMOUS** with McSWAIN abstaining on Item 1 as her firm is bidding work for DR Horton and Item 4 as her firm is currently under contract with Sterling S. Development, **NIGRO** abstaining on Item 4 as his firm is currently in litigation with Sterling S. Development and **QUINN** excused.

This is final action.

NOTE: A previous motion for Approval subject to conditions, which carried Unanimously with QUINN excused, was rescinded and changed to Approval subject to amended conditions, which carried Unanimously with QUINN excused.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003

Planning and Development Department

Item 2 – TMP-2645

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, recommended Condition 9 be amended to delete the phrase “or the recordation of a Map subdividing this site”. This phrase appears twice in the paragraph and the deletion applies to both.

ALBERTO JUAREGUI, 3505 East Harmon Avenue, appeared on behalf of the applicant and agreed to the amendment.

BART ANDERSON, Public Works Department, confirmed that the applicant, Planning and Development and the City Clerk’s Office were provided copies of the amended condition. Subsequently, MR. ANDERSON stated that the same modifications needed to be made on Condition 10.

(6:28 – 6:31)

1-710

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. Street names must be provided in accordance with the City’s Street Naming Regulations.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. Construct all incomplete half-street improvements on Sirius Avenue adjacent to this site concurrent with development of this site.
7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Also, any new driveways or proposed driveways accessing Rancho Drive shall receive approval from the Nevada Department of Transportation.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003

Planning and Development Department

Item 2 – TMP-2645

CONDITIONS – Continued:

8. Contact the Clark County Reclamation District to coordinate the sewer service for this site through their office.
9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
10. A Drainage Plan and Conceptual Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003

Planning and Development Department

Item 2 – TMP-2645

CONDITIONS – Continued:

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2646 - NORTHBROOKE A BUSINESS CENTER (A COMMERCIAL SUBDIVISION) - NORTHBROOKE LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 9.09 acres located at 4339 North Rancho Drive (APN: 138-02-701-009), R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to C-2 (General Commercial), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1 and 3-12 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 1 as her firm is bidding work for DR Horton and Item 4 as her firm is currently under contract with Sterling S. Development, NIGRO abstaining on Item 4 as his firm is currently in litigation with Sterling S. Development and QUINN excused.

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:28 – 6:31)

1-710

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 3 – TMP-2646

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0137-94(5)].
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. The proposed driveway accessing Rancho Drive shall receive approval from the Nevada Department of Transportation.
7. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
8. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site.
9. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
10. Site development to comply with all applicable conditions of approval for Z-137-94 and all other site-related actions.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003

Planning and Development Department

Item 3 – TMP-2646

CONDITIONS – Continued:

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2654 - EL CAPITAN/OHARE UNIT 3 - STERLING S. DEVELOPMENT ON BEHALF OF RICHARD WALL - Request for a Tentative Map FOR AN 8-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.50 acres adjacent to the southeast corner of Log Cabin Way and Campbell Road (APN: 125-05-302-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1 and 3-12 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 1 as her firm is bidding work for DR Horton and Item 4 as her firm is currently under contract with Sterling S. Development, NIGRO abstaining on Item 4 as his firm is currently in litigation with Sterling S. Development and QUINN excused.

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:28 – 6:31)

1-710

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003

Planning and Development Department

Item 4 – TMP-2654

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2228).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2225, Site Development Plan Review SDR-2228, Vacation Application VAC-2202 and all other subsequent site-related actions.
7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2662 - TOWN CENTER ASSEMBLAGE L-TC 60/75 #2 - PARDEE HOMES OF NEVADA, ET AL - Request for a Tentative Map FOR AN 83-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.31 Acres adjacent to the northwest corner of Severance Lane and Fort Apache Road (APN: 125-18-702-004, 005, 006, and 007), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] Zone under Resolution of Intent to TC (Town Center) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1 and 3-12 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 1 as her firm is bidding work for DR Horton and Item 4 as her firm is currently under contract with Sterling S. Development, NIGRO abstaining on Item 4 as his firm is currently in litigation with Sterling S. Development and QUINN excused.

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:28 – 6:31)

1-710

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003

Planning and Development Department

Item 5 – TMP-2662

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Rezoning ZON-2233, Site Development Plan Review SDR-2231, Special Use Permit SUP-2232, Variance VAR-2234 and the Town Center Development Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Submit an Encroachment Agreement for all landscaping and private improvements located in the Fort Apache Road, Farm Road and Severance Lane public right-of-way adjacent to this site prior to occupancy of this site.
8. Landscape and maintain all unimproved rights-of-way on Fort Apache Road, Farm Road and Severance Lane adjacent to this site.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2233, Site Development Plan Review SDR-2231, Vacation Application VAC-2235 and all other subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2668 - DORELL ESTATES - WHITNEY INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Tentative Map for a 10-LOT SINGLE FAMILY SUBDIVISION on 3.36 acres adjacent to the north side of Dorrell Lane, approximately 1,040 feet west of Decatur Boulevard (APN: 125-24-503-001), R-E (Residence Estates) Zone, under Resolution of Intent to RPD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1 and 3-12 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 1 as her firm is bidding work for DR Horton and Item 4 as her firm is currently under contract with Sterling S. Development, NIGRO abstaining on Item 4 as his firm is currently in litigation with Sterling S. Development and QUINN excused.

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:28 – 6:31)

1-710

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 6 – TMP-2668

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Rezoning ZON-2312, and Site Development Plan Review SDR-2313.
3. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Any perimeter wall, combining the retaining and screen wall, shall not be greater than eight feet tall without appropriate setbacks.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2312, Site Development Plan Review SDR-2313 and all other subsequent site-related actions.
9. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2618 - CITY OF LAS VEGAS REDEVELOPMENT AGENCY - Request for a Reinstatement and an Extension of Time for an approved Special Use Permit (U-0133-00) which allowed a 51-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH 3,260 SQUARE FEET OF RETAIL SPACE to be located on the southeast corner of Las Vegas Boulevard and Gass Avenue (APN: 139-34-401-006, C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1 and 3-12 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 1 as her firm is bidding work for DR Horton and Item 4 as her firm is currently under contract with Sterling S. Development, NIGRO abstaining on Item 4 as his firm is currently in litigation with Sterling S. Development and QUINN excused.

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:28 – 6:31)

1-710

CONDITIONS:

1. This Extension of Time shall expire on September 17, 2005 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Special Use Permit U-0133-00 and all site-related actions as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2621 - CITY OF LAS VEGAS REDEVELOPMENT AGENCY - Request for a Reinstatement and an Extension of Time for an approved Site Development Plan Review (SD-0049-00) for a proposed 51-unit Multi-Family Residential Development with 3,260 square feet of retail space, on 0.70 acres located on the southeast corner of Las Vegas Boulevard and Gass Avenue (APN: 13-34-401-006), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1 and 3-12 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 1 as her firm is bidding work for DR Horton and Item 4 as her firm is currently under contract with Sterling S. Development, NIGRO abstaining on Item 4 as his firm is currently in litigation with Sterling S. Development and QUINN excused.

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:28 – 6:31)

1-710

CONDITIONS:

1. This Extension of Time shall expire on September 17, 2005 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Site Development Plan Review SD-0049-00 and all site-related actions as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2622 - THE SPRINGS ON BEHALF OF SOUTHERN CALIFORNIA PRESBYTERIAN HOMES - Request for an Extension of Time on an approved Rezoning (Z-0028-01) FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 9.14 acres adjacent to the north side of the Gilmore Avenue alignment, west of the Western Beltway alignment (APN:137-12-101-012, 013 and 015), Ward 4 (Brown).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1 and 3-12 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 1 as her firm is bidding work for DR Horton and Item 4 as her firm is currently under contract with Sterling S. Development, NIGRO abstaining on Item 4 as his firm is currently in litigation with Sterling S. Development and QUINN excused.

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:28 – 6:31)

1-710

CONDITIONS:

Planning and Development

1. This Extension of Time will expire on July 5, 2005 unless another Extension of Time is approved by the City Council.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 9 – EOT-2622

CONDITIONS - Continued:

2. Conformance to the conditions of approval for Rezoning (Z-0028-01) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

Public Works

3. Coordinate with the developer of the property to the south to terminate Gilmore Avenue in a manner and at a location acceptable to the City Engineer prior to the submittal of construction drawings for this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2623 - THE SPRINGS ON BEHALF OF SOUTHERN CALIFORNIA PRESBYTERIAN HOMES - Request for an Extension of Time on an approved Site Development Plan Review [Z-0028-01(1)] FOR A PROPOSED 340-UNIT SENIOR LIVING FACILITY on approximately 30 acres adjacent to the north side of the Gilmore Avenue alignment, west of the Western Beltway alignment (APN: 137-12-101-004, 005, 006, 010, 012, 013 and 015), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1 and 3-12 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Item 1 as her firm is bidding work for **DR Horton** and Item 4 as her firm is currently under contract with **Sterling S. Development**, **NIGRO** abstaining on Item 4 as his firm is currently in litigation with **Sterling S. Development** and **QUINN** excused.

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.
(6:28 – 6:31)

1-710

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire July 5, 2005 unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003

Planning and Development Department

Item 10 – EOT-2623

CONDITIONS - Continued:

2. Conformance to all applicable conditions of approval for Site Development Plan Review [Z-0028-01(1)] and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to show the location of the proposed multi-use transportation trail along the east property line of this development, as depicted on Map No. 2 of the Interlocal Agreement Joint Use Parks and Trails Plan. This trail shall be developed in conformance with Exhibit 1 of the Transportation Trails Element of the Las Vegas 2020 Master Plan.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2652 - R/S DEVELOPMENT ON BEHALF OF WESTVIEW LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Site Development Plan Review [Z-0058-01(1)] FOR A PROPOSED 100-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 20.21 acres adjacent to the southwest corner of Wittig Avenue and the Tee Pee Lane alignment (APN: 125-19-501-011 through 014 and 125-19-601-002 and 003), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre) and R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 6 (Mack).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1 and 3-12 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Item 1 as her firm is bidding work for **DR Horton** and Item 4 as her firm is currently under contract with **Sterling S. Development**, **NIGRO** abstaining on Item 4 as his firm is currently in litigation with **Sterling S. Development** and **QUINN** excused.

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:28 – 6:31)

1-710

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire October 3, 2005 unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 11 – EOT-2652

CONDITIONS – Continued:

2. Conformance to all applicable conditions of approval for Site Development Plan Review [Z-0058-01(1)] and all other subsequent site-related actions as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

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DISCUSSION

SUBJECT:

EOT-2653 - R/S DEVELOPMENT ON BEHALF OF WESTVIEW LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Rezoning (Z-0058-01) FROM: U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations] TO: R-PD3 (Residential Planned Development - 3 Units per Acre) and R-PD5 (Residential Planned Development - 5 Units per Acre) on 20.21 acres adjacent to the southwest corner of Wittig Avenue and the Tee Pee Lane alignment (APN: 125-19-501-011 through 014 and 125-19-601-002 and 003), Ward 6 (Mack).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1 and 3-12 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Item 1 as her firm is bidding work for **DR Horton** and Item 4 as her firm is currently under contract with **Sterling S. Development**, **NIGRO** abstaining on Item 4 as his firm is currently in litigation with **Sterling S. Development** and **QUINN** excused.

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.
(6:28 – 6:31)

1-710

CONDITIONS:

Planning and Development

1. This Extension of Time will expire on October 3, 2005 unless another Extension of Time is approved by the City Council.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 12 – EOT-2653

CONDITIONS - Continued:

2. Conformance to the conditions of approval for Rezoning (Z-0058-01) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: AUGUST 14 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE - RENOTIFICATION - MOD-2356 - GREAT AMERICAN CAPITAL ON BEHALF OF HUALAPAI HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Major Modification to the Lone Mountain Master Plan TO CHANGE THE LAND USE DESIGNATION FROM: Neighborhood Commercial TO: Village Commercial on 3.99 acres adjacent to the northeast corner of Cheyenne Avenue and Hualapai Way (APN: Portions of 138-07-401-003 and 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

WITHDRAW WITHOUT PREJUDICE**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

3**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends WITHDRAW WITHOUT PREJUDICE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with QUINN excused

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY FIORENTINO'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has requested the Modification be Withdrawn Without Prejudice due to the redesign of the Site Plan. A copy of the letter is on file. The companion Item 14 [SDR-2612] will remain on the agenda.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 13 – MOD-2356

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and confirmed his request to withdraw this application without prejudice. He stated that the applicant instead will proceed with the portion that conforms to the Site Plan

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:05 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SDR-2612 - GREAT AMERICAN CAPITAL ON BEHALF OF HUALAPAI HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of building landscape buffers and parking lot landscaping FOR A PROPOSED 38,400 SQUARE-FOOT RETAIL CENTER on 3.8 acres adjacent to the northeast corner of Cheyenne Avenue and Hualapai Way (APN: Portions of 138-07-401-003 and 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

C.C.: 09/17/03**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and Amending Condition 4 by deleting the last subparagraph that reads *“to comply with Figure 11 of the Lone Mountain Master Development Plan”*. – **UNANIMOUS** with **QUINN** excused

To be heard by the City Council on 9/17/2003

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY FIORENTINO’S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, presented a detailed summation of the application. He remarked that the applicant proposes to develop five single story buildings. Although the applicant has provided a letter indicating that approximately 25,000 square feet would be developed as retail space, no specific use designations were identified on the site plan.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 14 – SDR-2612

MINUTES – Continued:

Staff also expressed concern regarding a number of requirements of the Lone Mountain Plan and Title 19 that have not been addressed on the site plan. However, to ensure that the applicant complies with all requirements, staff has addressed them in the conditions of approval. MR. LEOBOLD commented on the parking requirements and if modifications are made to the site plan that might include a drive-thru restaurant, staff will require a parking analysis to show that there is adequate parking to meet the overall requirement for the site.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and briefly described the overall project noting the property is located within the Lone Mountain Master Plan. He stated that since the inception of the Master Plan, it was designated as Village Commercial. He noted that numerous meetings were held with the applicant, the architect, COUNCILMAN LARRY BROWN, staff and the residents to discuss development options for the site. He confirmed the applicant's request to change to Village Commercial was withdrawn as a result of the meetings because it would allow a too-intense project in terms of scale and in the broader range of uses. ATTORNEY FIORENTINO concurred with staff's recommendations.

TODD FARLOW, 240 North 19th Street, felt that the adjoining project to the north should be combined with the subject project. He also was curious as to whether there would be single-family residential or apartments.

KOULI POURIDIS, 3329 Lacebark Pine Street, represented the Timberline Home Owners Association and remarked that the residents felt it inappropriate that a site plan illustrating projections for both parcels was not submitted. Inasmuch as there are no objections to development of the land, MR. POURIDIS stated that the residents did have reservations concerning density, traffic and structural heights.

STACY LePIERE, 3417 Whitebark Pine Street, explained that a site plan reflecting one parcel to be developed as commercial and housing proposed for the other parcel was presented to the residents at one of the neighborhood meetings. Like the previous speaker, she agreed that both parcels should be coupled and stated that if either of the parcels fails to get the correct zoning, the development may end up being entirely commercial on that corner.

GREGG BRIORBY, 3320 Whitebark Pine Street, stated he is excited to see this area developed. He was appreciative that the developer met with the neighbors enabling them to express their concerns. As a result of several issues being brought to the developer's attention, a number of substantial changes were made.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 14 – SDR-2612

MINUTES – Continued:

ATTORNEY FIORENTINO clarified that both parcels would be developed separately. He agreed with the comments and assured the Commission that the developer would make the necessary changes to ensure there would be no impact to the neighbors. He stated that he was certain whoever handles the residential development to the north would do the same.

MR. LEOBOLD briefly explained that if both applications were presented concurrently, a variance would be needed to comply with the Residential Proximity Slope requirement because of the height of the commercial building adjacent to single-family residential. Submitting the application for the commercial first, then coming forward with the residential, would eliminate the need for that variance. ATTORNEY FIORENTINO clarified that both parcels are owned by the same entity; but would be developed by different developers. He added that although each parcel is under separate escrow, the developers for each are working together.

COMMISSIONER NIGRO understood the residents' concerns were focused on what type of residential would be developed adjacent to the commercial piece. He determined that the property owner may be taking a risk if the residential is not approved on the second parcel in which case it may remain undeveloped. COMMISSIONER NIGRO stated the application at hand is appropriate and he would support it.

COMMISSIONER GALATI stated that in an area designated as neighborhood-commercial, he understood the intent of the Lone Mountain Master Plan was to provide adequate commercial opportunities to keep people from driving to other areas. He questioned the viability of taking neighborhood-commercial and having it redesignated as residential and whether that action would compromise the commercial opportunities. MR. LEOBOLD replied that staff has considered the second application, but until such time as it is actually submitted, staff would not be able to make any recommendations. He acknowledged that the current application is being developed in accordance with the Lone Mountain Master Plan requirements. Responding to COMMISSIONER GALATI'S questions, ATTORNEY FIORENTINO noted that since the inception of the Lone Mountain Master Plan, in the immediate vicinity, numerous changes to commercial have occurred where they previously did not exist. He stated that if the residential for the second portion was not approved and the commercial had to be designed, there would be adequate space for parking although there might be some constraints.

JIM STROH, Architect, 1955 Pama Lane, maintained that if the rear property had to be developed into commercial use, more than likely it would not be retail. Office, however, is permitted. With regard to Figure 11, which does not allow double loaded parking adjacent to the street, COMMISSIONER NIGRO asked if that needed to be removed. MR. LEOBOLD answered affirmatively.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 14 – SDR-2612

MINUTES – Continued:

CHAIRMAN TRUESDELL felt the developer could have come up with a better development than proposed. MR. STROH explained that at a meeting with the neighbors, they were introduced to the development of the entire 10 acres. The proposal was for a super market. With the residents opposing that type of development, the developer scaled back the site to a smaller commercial site more compatible to the neighboring community.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:48 – 7:22)

1-1431

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. All buildings shall be limited to one story in height.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit:
 - to indicate that no single restaurant use to occupy Pad 1 will be more than 2,000 square feet; and to reflect the intended use (i.e. retail, restaurant) of each of the proposed pad sites. For any portions of the project to be developed with a use other than General Retail or Office, the applicant shall provide a revised parking analysis demonstrating that the amount of parking available on the site meets current Zoning Code requirements with respect to all uses on the overall site. If parking standards cannot be met, the application shall be revised to comply with those standards;
 - to depict sidewalks and planting areas along commercial building facades in accordance with the Code;
 - to eliminate any parking spaces being located directly abutting any building;
 - to meet the amount of landscaping and planter areas within parking lots specified in the Code;
 - to include the required amount of front and rear perimeter landscaping; and
 - to comply with Figure 11 of the Lone Mountain Master Development Plan.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003

Planning and Development Department

Item 14 – SDR-2612

CONDITION – Continued:

5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center to the south, west and north of the site, and 30 feet on-center to the east of the site, and to reflect a minimum of four five-gallon shrubs for each tree within provided planters. Landscape planters around the proposed buildings which face parking areas shall be a minimum of five feet in width. The tree and shrub selection shall be consistent with the Lone Mountain Plant Palette.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. Walls shall adhere to the Lone Mountain Master Development Plan standards.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003

Planning and Development Department

Item 14 – SDR-2612

CONDITION – Continued:

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Construct half-street improvements on Cheyenne Avenue, Hualapai Way and Shiloh School Lane adjacent to this site concurrent with development of this site.
17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. Landscape and maintain all unimproved rights-of-way on Cheyenne Avenue and Hualapai Way adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements located in the Cheyenne Avenue and Hualapai Way public rights-of-way adjacent to this site prior to occupancy of this site.
20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or

PLANNING COMMISSION MEETING OF AUGUST 14, 2003

Planning and Development Department

Item 14 – SDR-2612

CONDITIONS – Continued:

eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
22. Site development to comply with all applicable conditions of approval for the Lone Mountain Master Development Plan, the associated Master Drainage Study and the Master Traffic Impact Analysis, Z-0033-97 and all other subsequent site-related actions as required by the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - GPA-2628 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL - Request to amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: M (Medium Density Residential) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

353

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter of Opposition from Peter and Trude Davidson
5. Submitted at meeting: Petition of Opposition with 4 signatures

MOTION:

McSWAIN – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with TRUESDELL abstaining as he owns property located within the notification area and QUINN excused

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this is a 10-acre parcel located adjacent to parcels designated Service Commercial with commercial development on the site, RPD-2, RD and some R-E. Looking at the medium density residential designation, staff concluded that going from commercial down to the residential piece to the south, the transition is appropriate and recommended approval. Staff also recommended approval of the zoning to R-PD10. MR. CLAPSADDLE remarked that the original site plan showed 88 units along the north portion of the property that had a mix of single-family residential and duplexes but had no open space. Subsequently, the applicant came in with a new site plan that now meets half of the open space requirement. He noted that the redesign has increased the units to 94 and is a much better plan, but staff cannot recommend approval because it only meets half the open space.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 15 – GPA-2628

MINUTES – Continued:

Other concerns relate to the density, the cluster-style development, the increase in units and the applicant's inability to provide the required open space. MR. CLAPSADDLE went on to explain that often times staff will include a condition that enables the applicant to pay an in-lieu amount if the open space requirement is not met. He emphasized that open space pertains to innovative designs as it relates to the overall development and it does not only mean providing park space.

GEORGE GEKAKIS, 2655 South Rainbow Boulevard, recalled that a few month's ago he had requested rezoning this property for a senior multi-family project with a density of 25 units to the acre. Prior to that he proposed a development of 17 units to the acre. He stated that as the value of the property increases so does the density. Referring to MR. CLAPSADDLE'S comments, MR. GEKAKIS offered to work with staff to iron out the issues.

The majority of speakers listed below spoke against this project. Their objections varied in context and are noted for the record as follows: The vast majority of residents opposed amending the General Plan to M (Medium Density Residential) and adamantly objected rezoning of the parcel to R-PD10 (Residential Planned Development – 10 Units Per Acre). Speaker after speaker spoke against the proposed development of 100 units on the 10-acre parcel as being intrusive, the developer's intent to profit by cramming too many homes on the site, considerable impact on the enrollment of the area schools, immensely affecting the traffic in the area and depreciation in the value of the existing residences.

There were residents who cited existing problems with traffic, exiting onto Jones Boulevard, theft and graffiti and felt those problems escalate with the development of inexpensive homes. Although many of the neighbors agreed that the parcel should be developed, they felt the development should be at the most, 5-6 units to the acre, low density and conform to the rural feel of the area. Neighbors argued that the proposed development would greatly affect the life style, harmony and integrity of the surrounding communities. There were several comments regarding the lack of open space and the need to develop the area to ensure parks and playgrounds are provided for the young children.

The following speakers provided comments: TODD FARLOW, 240 North 19th Street; JOE BURNS, 2880 Mustang Street; LILLY BURNS, 2880 Mustang Street; ALICE KUKEC, 2860 Mustang Street; DIANE MANTAL, 6300 Crosswood Avenue; JOHN HUNT, 5948 Madre Mesa; MICKI JAY, 5700 Paseo Montana; FELIX OWENS, 6100 W. Brooks Avenue; GEORGE MUNS, 5916 Paseo Del Mar; PETER and TRUDY DAVIDSON, 5812 Paseo Del Mar; VELMA MUNS 5916 Paseo Del Mar; RICHARD SEPTER, 3070 Braton Drive; NANCY HOLTON, 6030 Brooks Avenue and 3004 Brair Knoll Court; BRENDA SADBERRY, 5981 Alfred Drive; DAVID CARSON, 5705 Paseo Recallo Court; PAUL WOICICKI, 5709 Paseo Recallo Court; JIM HUMPHREY, 5912 Paseo Del Mar; DIANE MacDAVID, 5800 Paseo Del Mar; JAMES MacDAVID, 5800 Paseo Del Mar; MATTIE MacDAVID, 5808 Paseo Del Mar; MAC SMITH, 5908 Paseo Del Mar; and BARBARA SHEEHAN-KING, 3004 Fern Hollow Court.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 15 – GPA-2628

MINUTES – Continued:

MR. GEKAKIS expressed his appreciation to the neighbors stating that they all have good suggestions as to how the property should be developed. However, he added that there has never been any other developer willing to build 2 to 3 units to the acre. He stressed that his development would have no impact on the neighborhood because it is only accessible to Jones Boulevard and would have a secured wall around the perimeter of the development. He reminded the audience that several months ago, he proposed a senior development that would not have had any impact on the schools or the traffic, but they opposed that as well.

COMMISSIONER McSWAIN expressed her disappointment that the previous development for senior housing was not approved because she felt assured there would be no impact on the schools, it had appropriate buffering, and there would be a minimal impact to traffic. With regard to the current proposal, she did not feel the proposed development was conducive to the existing community. MR. GEKAKIS concurred with COMMISSIONER McSWAIN'S comments but replied that his current proposal to develop housing was based mainly on the desire of the neighbors.

COMMISSIONER GOYNES commented that he agreed with COMMISSIONER McSWAIN'S remarks and he too felt the previous development was a viable project. However, having discussed the new proposal with MR. GEKAKIS and as the result of the neighborhood meetings, he felt that finally this would be the project that would meet the approval of the neighbors. COMMISSIONER GOYNES suggested the applicant consider altering his plans by considering 3 to 4 units to the acre.

COMMISSIONER NIGRO in turn agreed with COMMISSIONER GOYNES that he too felt the neighbors favored the subject development as opposed to the senior development. He agreed that the project is a little too dense as alluded to by the neighbors but felt that with a good plan, he would be willing to look at a project that was 5 to 6 units to the acre. With regard to the open space, COMMISSIONER NIGRO stated that he did not believe every waiver of open space should require an in-lieu of contribution option. He recalled supporting a development that had no open space but was developed with larger lots consistent with the surrounding neighborhood. Getting back to the project at hand, he felt it might be beneficial for the developer to consider larger lots with little or no open space.

As an advocate of open space, COMMISSIONER EVANS remarked that the City has been quite flexible in offering open space features as a tradeoff for density yet time and time again developers come forward with requests for waivers. In this particular case, he understood the issue to be financial in nature with the figures not adding up to the developer's desires. He agreed with COMMISSIONERS McSWAIN and NIGRO that 10 units to the acre was not compatible.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003

Planning and Development Department

Item 15 – GPA-2628

MINUTES – Continued:

COMMISSIONER GALATI stated that after seeing numerous applications, he was quite disappointed that the senior development did not materialize. After hearing the significant opposition to the senior development, he was certain that the current application would meet the approval of the neighbors. COMMISSIONER GALATI commented that he now believes there are certain pieces of property that will sit, multiple changes will occur, yet the property never seems to get off the ground. With regard to the subject property, COMMISSIONER GALATI wanted to ensure proper action was taken so as not to jeopardize this parcel for a year. At that point, MR. GEKAKIS asked to have his applications withdrawn without prejudice.

MARGO WHEELER, Deputy Director, Planning and Development Department, and DAVID CLAPSADDLE, Planning and Development Department, clarified that if a project is withdrawn with prejudice, it cannot come back before the Commission for an entire year. If the application is withdrawn without prejudice the one-year limit does not apply.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 15 [GPA-2628], Item 16 [ZON-2629], Item 17 [VAR-2630], and Item 18 [SDR-2637] was held under Item 15 [GPA-2628].

(7:22 – 8:54)

1-2916/2-154

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - ZON-2629 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) Zone TO: R-PD10 (Residential Planned Development - 10 Units Per Acre) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

353

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with TRUESDELL abstaining as he owns property located within the notification area and QUINN excused

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

There was no discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 15 [GPA-2628], Item 16 [ZON-2629], Item 17 [VAR-2630], and Item 18 [SDR-2637] was held under Item 15 [GPA-2628].

(7:22 – 8:54)

1-2916/2-154

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - VAR-2630 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL - Request for a Variance TO ALLOW 31,817 SQUARE FEET OF OPEN SPACE WHERE 67,543 SQUARE FEET IS REQUIRED FOR A PROPOSED 94 LOT SINGLE FAMILY DEVELOPMENT adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-PD10 (Residential Planned Development - 10 Units Per Acre)], Ward 5 (Weekly).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

353

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with **TRUEDELL** abstaining as he owns property located within the notification area and **QUINN** excused

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

There was no discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 15 [GPA-2628], Item 16 [ZON-2629], Item 17 [VAR-2630], and Item 18 [SDR-2637] was held under Item 15 [GPA-2628].

(7:22 – 8:54)

1-2916/2-154

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-2637 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 94 LOT SINGLE FAMILY DEVELOPMENT; AND A WAIVER TO THE DENSITY REQUIREMENTS WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-PD10 (Residential Planned Development - 10 Units Per Acre)], Ward 5 (Weekly).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

353

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with TRUESEDELL abstaining as he owns property located within the notification area and QUINN excused

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

There was no discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 15 [GPA-2628], Item 16 [ZON-2629], Item 17 [VAR-2630], and Item 18 [SDR-2637] was held under Item 15 [GPA-2628].

(7:22 – 8:54)

1-2916/2-154

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-2475 - WARMINGTON HOMES NEVADA ON BEHALF OF NHU THI TRAN - Request for a Site Development Plan Review FOR A PROPOSED 84-UNIT MULTI-FAMILY CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Alexander Road and Vegas Vista Trail (APN: 137-12-501-016), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – Motion carried with GOYNES not voting and QUINN excused

To be heard by the City Council on 9/17/2003

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY AMICK'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this application was held to look at the sign and right-of-way issues. A revised site plan was submitted changing the project to an 80-unit multi-family development. With regard to the right-of-way for Bradshaw Road, the applicant was required to provide access to the School District. As a result, the applicant will provide 21 feet and the School District will provide 30 feet, terminating in a cul-de-sac.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 19 – SDR-2475

MINUTES – Continued:

MR. CLAPSADDLE stated that staff previously had concerns regarding the variances for parking and meeting the Residential Adjacency Standards. With the revision of the Site Plan, the applicant has adequately addressed both issues.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, and GREG BORGEL, 300 South 4th Street, appeared on behalf of Warmington Homes. ATTORNEY AMICK stated the applicant is pleased that the School District has accepted their compromise with regard to the Bradshaw Road rights-of-way.

TODD FARLOW, 240 North 19th Street, verified with staff that there would be no problems with the trails along Alexander Road.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:54 – 8:59)

2-2454

CONDITIONS:

Planning and Development

1. A Major Modification to the Lone Mountain Master Development Plan (MOD-2476) from PCD (Planned Community Development) to M (Multi-Family Medium) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including redesign as necessary to accommodate Bradshaw Road requirements, to show the handicap spaces with the appropriate aprons, and to show trash enclosure locations within the site.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center for perimeter buffer areas, an adequate amount of parking lot landscaping to meet Title 19 requirements, and tree species that conform with Appendix B of the Lone Mountain Master Development Plan.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 19 – SDR-2475

CONDITIONS – Continued:

5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. Air conditioning units shall not be mounted on rooftops.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
8. Any property line wall along the perimeter of the overall site shall be a decorative block wall, with at least 20 percent contrasting materials, or a wrought iron fence with decorative concrete or stone pilasters. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. A Petition of Vacation to vacate the south 10 feet of an existing BLM Grant Easement (N-52803) on Alexander Road shall be recorded prior to the recordation of a Final Map for this site.
12. Dedicate 30 feet of right-of-way adjacent to this site for Vegas Vista Trail, 40 feet for Alexander Road, and a 20-foot radius at the southeast corner of Alexander Road and Vegas Vista Trail. Additionally, if required by the Clark County School District, dedicate rights-of-way up to 30 feet, appropriate radii at intersections and terminus or knuckle areas for the east-west street (AKA Bradshaw Road) along the south perimeter of this site for access to the proposed school site. If the east-west street (AKA Bradshaw Road) is not required south of this site, dedicate that portion of right-of-way adjacent to this site on Vegas Vista Trail necessary for a knuckle at the intersection of Vegas Vista Trail and Bradshaw Road.
13. Construct half-street improvements including appropriate overpaving on Alexander Road, Vegas Vista Trail, and if required, the east-west street (AKA Bradshaw Road) adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 19 – SDR-2475

CONDITIONS – Continued:

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. An update to the Lone Mountain Master Plan Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-2477 - MEHRDAD MOSTAFAEIPOUR - Request for a Site Development Plan Review and a Waiver of the perimeter and parking lot landscaping requirements FOR A PROPOSED 6,000 SQUARE-FOOT DENTAL OFFICE on 0.53 acres adjacent to the north side of Cheyenne Avenue, approximately 120 feet west of Metro Academy Way (APN: 138-07-411-006), PD (Planned Development) Zone, Ward 4 (Brown).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED subject to conditions – **UNANIMOUS** with **QUINN** excused

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIR MAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this application was held to address design concerns. A revised site plan now reflects two additional parking spaces to the north, and the applicant has obtained a cross-access easement agreement, a copy of which is required to be submitted to staff. Additionally, the applicant has changed the elevations from pitch roof to flat roof making it compatible with the existing buildings. Lastly, staff has determined the applicant's request for a waiver of the landscaping requirements is appropriate.

KEN GOUVEIA, 3420 Painted River Lane, appeared on behalf of the applicant and concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 20 – SDR-2477

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:59 – 9:02)

2-2665

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect the required number of parking spaces based on the Parking Standards within Title 19.10.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the Cheyenne Avenue right-of-way.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 20 – SDR-2477

CONDITIONS – Continued:

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 20 – SDR-2477

CONDITIONS – Continued:

17. Site development to comply with all applicable conditions of approval for the Conquistador Plaza (Commercial Subdivision), Zoning Reclassification Z-0095-98 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - MSP-2519 - YWS ARCHITECTS on behalf of SILVER STATE FORD -
Request for a Master Sign Plan FOR GAUDIN'S JAGUAR, PORSCHE, AND ASTON
MARTIN OF LAS VEGAS at 7200 West Sahara Avenue (APN:163-03-805-002), U
(Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of
Intent to C-2 (General Commercial), Ward 1 (Moncrief).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO - APPROVED subject to conditions – **UNANIMOUS** with QUINN excused

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated this application is a Master Sign Plan for three monument signs. He concluded that the Master Sign Plan will resolve the uniform signage for the entire site.

RICHARD YOUNGBLOOD, 5005 West Patrick Lane, appeared on behalf of the applicant and concurred with staff conditions.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 21 – MSP-2519

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(9:02 – 9:04)
2-2804

CONDITIONS:

Planning and Development

1. Text area for the monument signs shall be limited to the square footage as shown on the submitted drawings. No additional text area shall be allowed without an approved revision to the Master Sign Plan.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. Conformance to the sign and building elevations as submitted.

Public Works

4. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0028-98, and all other subsequent site-related actions.
5. Signs shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MOD-2579 - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY - Request for a Major Modification to the Lone Mountain West Plan FROM: L (Low Density Residential) TO: ML (Medium-Low Density Residential) on 30.85 acres located approximately 660 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-004, 010 and 014 and a portion of 137-12-201-011), Ward 4 (Brown).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and adding the following conditions:

- *The density shall not exceed 10 units per acre.*
- *Approval will be based only on the portions designated as PCD (Planned Community Development)*

– **UNANIMOUS** with McSWAIN abstaining as her firm is under contract with Astoria Homes and QUINN excused

To be heard by the City Council on 9/17/2003

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY FIORENTINO'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 22 – MOD-2579

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that the initial application covered a 30-plus acre site. He explained that because 10 of these acres are not within the appropriate General Plan category; no action can be taken on that portion. Staff believes it would be inappropriate to look at the Modification because the existing General Plan will not be considered until a later date and it is required for at least one-third of the site. MR. LEOBOLD explained that the area is the last low-density residential in the Lone Mountain West Plan south of Alexander Road. Staff felt that if the site changed, one 5-acre parcel would remain that would be surrounded by commercial and the probability that it would be developed as low density would be questionable. MR. LEOBOLD noted that there is a variation between the special land use categories in the Lone Mountain West Plan and the General Plan. He explained that the General Plan allows 5.5 units for low density versus 8 units for medium-low density. The Lone Mountain West Plan is 6 units per acre for low density versus 12 for medium-low density development. Finally, MR. LEOBOLD explained that there are a number of other issues but they would be addressed when the site plan comes forward.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. On the overhead he described the location of the site and stated that in the original Lone Mountain West Plan, everything was planned for low density. Subsequently, a number of substantial changes occurred. ATTORNEY FIORENTINO felt that density higher than 5 units to the acre was appropriate but reminded that the Lone Mountain West Plan does allow up to 12 units per acre. He was agreeable to a cap of no more than 10 units per acre and was acceptable to a condition if staff deemed it necessary.

COMMISSIONER GALATI asked how this project would tie into the overall density of the Lone Mountain West Plan. ATTORNEY FIORENTINO explained that an analysis of every residential project that has been approved or under construction was conducted. If the subject site were approved at 10 units to the acre, it would be slightly higher than the approved density for the overall Lone Mountain West Plan. COMMISSIONER GALATI felt a cap of 10 units might be appropriate although he preferred to wait and review the site plan before making a decision. ATTORNEY FIORENTINO agreed that once the ceiling was set, the details of the site plan would be designed to meet staff and the Commission's requirements.

COMMISSIONER NIGRO agreed with COMMISSIONER GALATI'S comments. He felt the applicant would make every effort to get in as many units yet not exceed 10 and still be able to provide a good design.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 22 – MOD-2579

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 23 [ZON-2667] and Item 24 [SDR-2669] for related discussion.

(9:04 – 9:20)

2-2888

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-2667) to PD (Planned Development) and Site Development Plan Review (SDR-2669) shall be approved by the City Council at a Public Hearing.
2. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2667 - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) Zone on 25.73 acres located approximately 660 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-004, 010 and 014), Ward 4 (Brown).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 10/23/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is under contract with ASTORIA HOMES and QUINN excused

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY FIORENTINO’S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has verbally requested a 30-day abeyance to 9/11/2003. Staff did not have a problem with the request.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 23 – ZON-2667

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He explained that a portion of the Site Plan that will require a General Plan Amendment; therefore, the request for abeyance is to enable the GPA to be heard with the Rezoning and the Site Development Plan Review.

MR. CLAPSADDLE clarified this item will be held to the 10/23/2003 Planning Commission meeting.

COMMISSIONER GALATI commented that in the past, the applicant has provided an analysis ensuring development stays within the overall density as planned.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 23 [ZON-2667] and Item 24 [SDR-2669] was held under Item 23 [ZON-2667]. See also related Item 22 [MOD-2579].

(6:07 – 6:10)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2669 - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 308 LOT SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT on 30.85 acres located approximately 660 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-004, 010 and 014 and a portion of 137-12-201-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [Proposed PD (Planned Development)], and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 10/23/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is under contract with ASTORIA HOMES and QUINN excused

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY FIORENTINO'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 24 – SDR-2669

MINUTES – Continued:

No one appeared in opposition

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 23 [ZON-2667] and Item 24 [SDR-2669] was held under Item 23 [ZON-2667]. See also related Item 22 [MOD-2579].

(6:07 – 6:10)

1-101

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2624 - NEVADA HOMES GROUP ON BEHALF OF ALBERT D. AND EILEEN F. MASSI AND DON NOBIS - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 2.63 acres adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005), Ward 4 (Brown).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL

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BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/28/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated the applicant has requested these items be held to the 8/28/2003 Planning Commission meeting.

JEFFREY ARMSTRONG, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and confirmed the request for abeyance. He stated that the concern relates to open space. He explained that there are two additional units that were previously approved that provided more than the required open space. In order to satisfy the open space requirement for this project, the applicant proposes to incorporate the excess open space.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 25 – ZON-2624

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 25 [ZON-2624], Item 26 [VAR-2626], Item 27 [SDR-2625], and Item 28 [WVR-2811] was held under Item 25 [ZON-2624].

(6:09 – 6:11)

1-248

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2626 - NEVADA HOMES GROUP ON BEHALF OF ALBERT D. AND EILEEN F. MASSI AND DON NOBIS - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 0.23 ACRES OF OPEN SPACE ARE REQUIRED for a proposed 14-lot single family development on 2.63 acres adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005) U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/28/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 25 [ZON-2624], Item 26 [VAR-2626], Item 27 [SDR-2625], and Item 28 [WVR-2811] was held under Item 25 [ZON-2624].

(6:09 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2625 - NEVADA HOMES GROUP ON BEHALF OF ALBERT D. AND EILEEN F. MASSI AND DON NOBIS - Request for a Site Development Plan Review FOR A PROPOSED 14-LOT SINGLE FAMILY DEVELOPMENT on 2.63 acres adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005) U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/28/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 25 [ZON-2624], Item 26 [VAR-2626], Item 27 [SDR-2625], and Item 28 [WVR-2811] was held under Item 25 [ZON-2624].

(6:09 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

WVR-2811 - NEVADA HOMES GROUP ON BEHALF OF ALBERT D. & EILEEN F. MASSI AND DON NOBIS - Request for a Waiver of Title 18 requirements FOR A 185-FOOT SEPARATION BETWEEN INTERSECTIONS, WHERE A MINIMUM OF 220 FEET IS REQUIRED when providing external access from a subdivision to an existing street having a right-of-way width of 60 feet or more, on property adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre)], Ward 4 (Brown).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/28/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 25 [ZON-2624], Item 26 [VAR-2626], Item 27 [SDR-2625], and Item 28 [WVR-2811] was held under Item 25 [ZON-2624].

(6:09 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER.

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2641 - REBUILDING TOGETHER WITH CHRISTMAS IN APRIL SOUTHERN NEVADA - Request for a Rezoning FROM: R-1 (Single Family Residential) Zone TO: P-R (Professional Office and Parking) Zone on 0.20 acres at 611 South 9th Street (APN: 139-34-810-083), Ward 5 (Weekly).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions – Motion carried with EVANS not voting and QUINN excused

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that this site is located within the Las Vegas Redevelopment Plan boundary. The P-R (Professional Office and Parking) complies with the office conversion. With regard to the Site Plan Review, the applicant has requested a waiver of the landscape buffers required for commercial development. Staff had no problems with that request due to the small size of the site. With regard to the request to waive the perimeter landscaping, staff recommended the applicant provide additional landscaping or meet the required standard.

KEITH LANE, 3360 West Sahara Avenue, the applicant, concurred with staff's recommendations including those conditions pertaining to the landscaping and was available to answer any questions.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 29 – ZON-2641

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 29 [ZON-2641] and Item 30 [SDR-2642] was held under Item 29 [ZON-2641].

(9:20 – 9:24)

2-3825/3-76

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-2642) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 29 – ZON-2641

CONDITIONS – Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2642 - REBUILDING TOGETHER WITH CHRISTMAS IN APRIL SOUTHERN NEVADA - Request for a Site Development Plan Review and a Waiver of perimeter landscaping requirements FOR A PROPOSED 1,459 SQUARE FOOT OFFICE CONVERSION OF AN EXISTING SINGLE FAMILY RESIDENCE on 0.20 acres at 611 South 9th Street (APN: 139-34-810-083), R-1 (Single Family Residence) Zone [PROPOSED P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions – Motion carried with EVANS not voting and QUINN excused

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition

There was no discussion.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 30 – SDR-2642

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 29 [ZON-2641] and Item 30 [SDR-2642] was held under Item 29 [ZON-2641].

(9:20 – 9:24)

2-3825/3-76

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-2641) to P-R (Professional Office and Parking) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to show the striped aprons, walkway areas and sign location for the van-accessible handicap space, per Title 19.10.G.3.a.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to provide landscaping in perimeter areas to meet, to the extent possible, the planting and spacing requirements of the Las Vegas Urban Guidelines and Standards.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 30 – SDR-2642

CONDITIONS – Continued:

9. Parking lot lighting standards shall be no more than 15 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any newly constructed property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
15. Landscape and maintain all unimproved rights-of-way on 9th Street adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping and private improvements located in the 9th Street public right-of-way adjacent to this site prior to occupancy of this site.
17. Sign and record a Covenant Running with Land agreement for the possible future installation of streetlights on 9th Street adjacent to this site prior to the issuance of any permits.
18. Site development to comply with all applicable conditions of approval for ZON-2641 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2643 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP -
Request for a Rezoning FROM: R-1 (Single Family Residential) Zone TO: R-PD7 (Residential Planned Development - 7 Units Per Acre) on 10.08 acres located approximately 900 feet north of Alta Drive, between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), Ward 5 (Weekly).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to the 9/11/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is currently under contract with Signature Homes and QUINN excused.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER’S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

NOTE: CHAIRMAN TRUESDELL disclosed that he sits on the Board with one of the Principles of Signature Homes. Although he will vote on this abeyance, he would be abstaining when the item comes back to the Planning Commission.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant submitted a letter requesting an abeyance to the 9/11/2003 Planning Commission meeting in order to meet with the neighbors.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 31 – ZON-2643

MINUTES – Continued:

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He concurred with MR. CLAPSADDLE'S statement.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [ZON-2643], Item 32 [SDR-2644], and Item 33 [WVR-2834] was held under Item 31 [ZON-2643].

(6:11 – 6:17)

1-302

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2644 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP -
Request for a Site Development Plan Review FOR A PROPOSED 75-LOT SINGLE FAMILY DEVELOPMENT on 10.08 acres located approximately 900 feet north of Alta Drive, Between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), R-1(Single Family Residential) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 5 (Weekly).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to the 9/11/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as she is currently under contract with Signature Homes and QUINN excused.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER’S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

NOTE: CHAIRMAN TRUESDELL disclosed that he sits on the Board with one of the Principles of Signature Homes. Although he will vote on this abeyance, he would be abstaining when the item comes back to the Planning Commission.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition

There was no discussion.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 32 – SDR-2644

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [ZON-2643], Item 32 [SDR-2644], and Item 33 [WVR-2834] was held under Item 31 [ZON-2643].

(6:11 – 6:17)

1-302

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

WVR-2834 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP -
Request for a Waiver of Title 18.12.130 FOR THE INSTALLATION OF CRASH GATES ON PRIVATE STREETS AT INAPPROPRIATE LOCATIONS on 10.08 acres located approximately 900 feet north of Alta Drive, Between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), R-1 Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 5 (Weekly).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to the 9/11/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as she is currently under contract with Signature Homes and QUINN excused.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER’S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

NOTE: CHAIRMAN TRUESDELL disclosed that he sits on the Board with one of the Principles of Signature Homes. Although he will vote on this abeyance, he would be abstaining when the item comes back to the Planning Commission.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition

There was no discussion.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 33 – WVR-2834

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [ZON-2643], Item 32 [SDR-2644], and Item 33 [WVR-2834] was held under Item 31 [ZON-2643].

(6:11 – 6:17)

1-302

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2651 - CALICO CONSTRUCTION SUPPLY ON BEHALF OF CENTURY STEEL INC., ET AL - Request for a Variance TO ALLOW THREE PROPOSED STRUCTURES WITHIN 16 FEET OF RESIDENTIALLY ZONED PROPERTY WHERE A MINIMUM SETBACK OF 50 FEET IS REQUIRED FOR STRUCTURES ON PROPERTIES IN AN M (INDUSTRIAL) Zone on 1.38 acres located at 3450 and 3500 Meade Avenue (APN: 162-08-301-004 and 005), M (Industrial) Zone, Ward 1 (Moncrief).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter of Protest from Las Vegas Meadows, Ltd., Chris Hagen
5. Submitted at meeting: Letter of Protest from The Meadows, Len & June Sunde

MOTION:

GALATI – ABEYANCE TO 8/28/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, noted that staff received a letter requesting this item be withdrawn without prejudice. With regard to related Item 35 [SDR-2650], the applicant submitted a revised Site Plan prior to this meeting. Not having been able to review the site plan or coordinate with other departments, staff's recommendation is to hold Item 35 to the 8/28/2003 Planning Commission meeting.

GEORGE ROGERS, 4625 South Polaris Avenue, represented the applicants. Based on the minor changes to the site plan, he asked for it to be heard. MR. ROGERS confirmed that the site plan was submitted prior to this evening's meeting. CHAIRMAN TRUESDELL related that late submittals are inappropriate inasmuch as it does not give staff adequate time to do a thorough review.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 34 - VAR-2651

MINUTES – Continued:

MR. ROGERS, seeing as staff had suggested holding the Site Plan, asked for the Variance to be held as well rather than being withdrawn. MR. CLAPSADDLE remarked that the withdrawal would eliminate several concerns.

LEONARD SUNDE, spokesperson for the neighboring community, objected to the proposed project and entered two letters of opposition into the record.

COMMISSIONER GALATI was concerned that if the applicant proceeded with the project, the revised site plan submitted today might change. If that is the case, he cautioned the applicant to provide those revisions within a reasonable timeframe to allow all departments adequate time to review and make recommendations to the Commission. MR. ROGER stated he would comply with the request.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 34 [VAR-2651] and Item 35 [SDR-2650] was held under Item 34 [VAR-2651].

(6:17 – 6:23)

1-358

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2650 - CALICO CONSTRUCTION SUPPLY ON BEHALF OF CENTURY STEEL INC., ET AL - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR THREE PROPOSED COMMERCIAL/INDUSTRIAL STRUCTURES on 1.38 acres located at 3450 and 3500 Meade Avenue (APN: 162-08-301-004 and 005), M (Industrial) Zone, Ward 1 (Moncrief).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/28/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 34 [VAR-2651] and Item 35 [SDR-2650] was held under Item 34 [VAR-2651].

(6:17 – 6:23)

1-358

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2665 - SOUTHWEST HOMES ON BEHALF OF WARMINGTON HOMES NEVADA - Request for a Variance to ALLOW 0.76 ACRES OF OPEN SPACE WHERE 1.65 ACRES IS REQUIRED for a proposed 100-lot single family development on 10.3 acres adjacent to the northwest corner of Elkhorn Road and Campbell Road (APN: 125-17-401-004), T-C (Town Center) Zone [M-TC (Medium Density Residential – Town Center) land use designation], Ward 6 (Mack).

C.C.: 09/17/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with McSWAIN voting No and QUINN excused

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that prior to the meeting, staff received a revised Site Plan that varies from the original proposal of 100-lot single family development. He stated that if the applicant wants to proceed with the revised 101-lot subdivision, it will be necessary to renote the public hearing.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003

Planning and Development Department

Item 36 – VAR-2665

MINUTES – Continued:

MR. CLAPSADDLE enumerated several concerns. First, regarding the waiver of open space, he explained that in Town Center the developer must provide 10% of the gross land area for open space if there is no request to do private streets. However if private streets are requested, 16% of the gross land area must be provided in order to comply with the Rural Preservation District Standards of the code. Staff sees no hardship that would warrant waiver of the open space.

The second concern relates to parking. Inasmuch as all structures will have two covered spaces, there is no guest parking, which will most likely result in parking on both sides of the street.

The last concern pertains to dedication of Solar Lane along the north property line of the site to meet the Clark County School District requirement for access to the adjacent school. MR. CLAPSADDLE stated that if that requirement is met, it would greatly impact the design of this project.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and stated she was prepared to move forward with the 100-lot single-family development as originally proposed. Also representing the applicant was GREG BORGEL, 300 South 4th Street. ATTORNEY LAZOVICH explained that the subject project is identical to the 20-acre development that was approved immediately to the east across Campbell Road. The developer of that project requested a reduction of the open space and that was approved by the City Council. Likewise the developer of this project is requesting a similar percentage reduction of the open space. ATTORNEY LAZOVICH noted that since the adjacent parcel is being explored to be a park with the City of Las Vegas her client has proposed a tangible contribution to the park as it would be a benefit to the City, to the residents and the surrounding community as well. With respect to the Special Use Permit for the 37-foot wide private streets, she again compared the current request to the project to the east that was slightly modified and which she would be willing to accept.

TODD FARLOW, 240 North 19th Street, questioned whether the parking problems have been addressed for the development to the east. ATTORNEY LAZOVICH stated there are two and three car garages. Additionally, because of the street width, parking will be allowed on one side of the street.

COMMISSIONER GALATI stated that although he feels the Site Plan is a good one, he believes clustered developments should have adequate guest parking in spots. COMMISSIONER NIGRO agreed with the previous comments and stated his support of private streets. He also stated that from past experience, homeowners don't seem to utilize the parking provided especially when there are smaller homes.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 36 – VAR-2665

MINUTES – Continued:

With regard to the School District's request for bus circulation, MR. BORGEL stated they would work with the School District to reach an amicable solution.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 36 [VAR-2665], Item 37 [SUP-2666], and Item 38 [SDR-2663] was held under Item 36 [VAR-2665]. See also Item 38 [SDR-2663] for additional discussion.

(6:23 – 6:28)

1-627

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-2666) and Site Development Plan Review [SDR-2663].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$155,073.60 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2666 - SOUTHWEST HOMES ON BEHALF OF WARMINGTON HOMES - NEVADA - Request for a Special Use Permit to ALLOW PRIVATE STREETS for a proposed 100-lot single family development on 10.3 acres adjacent to the northwest corner of Elkhorn Road and Campbell Road (APN: 125-17-401-004), T-C (Town Center) Zone [M-TC (Medium Density Residential – Town Center) land use designation], Ward 6 (Mack).

C.C.: 09/17/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with McSWAIN voting No and QUINN excused

To be heard by the City Council on 9/17/2003

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition

There was no discussion.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 37 – SUP-2666

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 36 [VAR-2665], Item 37 [SUP-2666], and Item 38 [SDR-2663] was held under Item 36 [VAR-2665]. See also Item 38 [SDR-2663] for additional discussion.

(6:23 – 6:28)

1-627

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-2663] and Variance (VAR-2665).
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The private streets shall be subject to Title 19.04.050(B) of the Las Vegas Zoning Code and to Section E.G. of the Town Center Development Standards Manual.
4. The private streets shall be subject to the design standards specified in Title 18 (Las Vegas Subdivision Ordinance).
5. The City shall be permitted to examine the street to determine its compliance with approved standards.
6. All development shall conform to the Conditions of Approval for the Tentative Map and all other subsequent site related actions.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. Private streets shall be identified as “Public Sewer and Public Drainage Easements to be privately maintained”.
9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003

Planning and Development Department

Item 37 – SUP-2666

CONDITIONS – Continued:

10. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
11. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-2663 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2663 - SOUTHWEST HOMES ON BEHALF OF WARMINGTON HOMES - NEVADA - Request for a Site Development Plan Review FOR A PROPOSED 100-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the northwest corner of Elkhorn Road and Campbell Road (APN: 125-17-401-004), T-C (Town Center) Zone [M-TC (Medium Density Residential – Town Center) land use designation], Ward 6 (Mack).

C.C.: 09/17/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with GALATI and McSWAIN voting No and QUINN excused

To be heard by the City Council on 9/17/2003

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

BART ANDERSON, Public Works Department, clarified the portion of Condition 15 that requires the dedication of 40 feet right-of-way for Solar Avenue and stated that if this application is approved, the dedication would significantly impact the site. MR. BORGEL interjected saying the applicant is aware of the dedication and is acceptable. He stressed that they would work closely with the School District and if it is ultimately required, one row of homes would be eliminated. MR. CLAPSADDLE, with MR. BORGEL'S concurrence, clarified that any modifications to the site plan would be handled administratively without being required to come back to the Planning Commission.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 38 – SDR-2663

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 36 [VAR-2665], Item 37 [SUP-2666], and Item 38 [SDR-2663] was held under Item 36 [VAR-2665].

(6:23 – 6:28)

1-627

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit [SDR-2666] and Variance (VAR-2665).
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum lot size of 2,200 square feet, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 5 feet on the side, 5 feet on the corner side and 5 feet on the rear. Any driveway to a garage door shall either be less than five feet in length or more than 18 feet in length.
6. A detailed landscaping plan shall be approved by the Planning and Development Department staff, prior to application for a building permit, that depicts the landscaping and hardscaped areas in the Campbell Road and Elkhorn Road Amenity Zones as shown in the Town Center Development Standards (TCDS). The landscape plan shall detail plant types, sizes and locations as required by the TCDS. On site trees shall conform to the landscaping standards Town Center. Palm trees shall be at least 25 feet in height. All other trees shall be 18 feet in height. The landscape plan shall include sufficient information to confirm conformance with spacing requirements.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 38 – SDR-2663

CONDITIONS – Continued:

7. The intersection of Campbell Road and Elkhorn Road shall comply with the design of Intersection Type B as specified by the TCDS.
8. The developer shall construct and landscape a 15-foot wide median within Elkhorn Road as required by the TCDS.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit. The developer shall be required to install the landscape requirements for the median in Elkhorn Road where adjacent to the subject site and assign the maintenance of such to the homeowner's association.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road, 30 feet for Campbell Road, 40 feet for Solar Avenue, a 25-foot radius on the northwest corner of Elkhorn Road and Campbell Avenue, a 15-foot radius on the southwest corner of Campbell Road and Solar Avenue, and the area for a knuckle at the intersection of Solar Avenue and Dapple Gray Road prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 38 – SDR-2663

CONDITIONS – Continued:

16. Construct half-street improvements including appropriate overpaving (if legally able) on Elkhorn Road, Campbell Road and Solar Avenue adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western and northern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
17. The proposed 37 foot wide streets internal to this subdivision shall be constructed with L-Curb in accordance with Title 18 requirements, and the detail section shown on a Tentative Map for this site shall acknowledge such requirements. Alternatively, if rolled curb is desired, the internal streets shall be shown as 39 feet wide.
18. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 38 – SDR-2663

CONDITIONS – Continued:

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards, such as the proposed non-standard private street corners, shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
22. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
23. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2595 - LAS VEGAS EL TRIFUNO RESTAURANT COMPANY, INC. ON BEHALF OF VALVEGAS BONANZA DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 2371 East Bonanza Road (APN: a portion of 139-26-801-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 09/17/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the proposed use conforms to the zoning and meets the base standards of the code.

MARIA CALVANO, 726 South Casino Center Boulevard, appeared with the applicant, OSCAR ERAZO, 4450 East Charleston Boulevard, and concurred with staff conditions.

THOMAS HEINER, 712 North 23rd Street, appeared in opposition to the proposed restaurant/service bar. He stated that many of these uses already exist in the area. COMMISSIONER McSWAIN clarified for the speaker that this application is for an existing restaurant and not a liquor store.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 39 – SUP-2595

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, did not voice any opposition to the proposed use stating it is located next to COUNCILMAN GARY REESE'S shop.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:41 – 9:45)

3-747

CONDITIONS:

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2655 - CASHBACK PAYDAY LOANS ON BEHALF OF SAHARA PAVILION NORTH U. S. INCORPORATED - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 2121 South Decatur Boulevard, Suite 2 (APN: a portion of 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 09/17/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO - APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that the request complies with the land use designation of SC (Service Commercial) and the C-1 (Limited Commercial) zoning. He added that in the same commercial area, there is an existing financial institution situated approximately 1,200 square feet away.

HAROLD FOSTER, 3230 Polaris Avenue, represented the applicant. Having read the conditions, he agreed with staff's recommendations.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 40 – SUP-2655

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, questioned the rates of interest charged by this particular applicant and stated that that type of information should be included in the backup reports. DEPUTY CITY ATTORNEY BRYAN SCOTT confirmed that interest rates are regulated by the State of Nevada.

In response to COMMISSIONER NIGRO'S question regarding sign compliance, MR. FOSTER acknowledged that there are specific controls the financial institution must comply with.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:45 – 9:49)

3-887

CONDITIONS:

Planning and Development

1. Conformance to all minimum requirements under Title 19.04.050 for a Financial Institution, Specified use.
2. Approval of and conformance to all applicable Conditions of Approval for Rezoning (Z-0057-87) and Plot Plan Review [Z-0057-87(1)].
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2656 - HECTOR DANIEL HIRALES ON BEHALF OF 1997 ANER IGLESIAS FAMILY TRUST, ET AL - Request for a Special Use Permit FOR OPEN AIR VENDING on property located adjacent to the southeast corner of Washington Avenue and Decatur Boulevard (APN: a portion of 139-30-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 09/17/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

6

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions – Motion carried with GALATI not voting and QUINN excused

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, briefly summarized this application and stated that it is compatible with the surrounding area.

MURRAY McCLELLAND, 8084 West Sahara Avenue, Suite B, introduced DANIEL HIRALES, 4016 Rhonda Drive, the applicant. They agreed to all conditions and were available to answer any questions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 41 – SUP-2656

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:49 – 9:51)

3-1039

CONDITIONS:

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2658 - CONTINENTAL CURRENCY SERVICES, INCORPORATED, D/B/A CASHLAND ON BEHALF OF LAKE MEAD AND DECATUR, A CALIFORNIA GENERAL PARTNERSHIP - Request for a Special Use Permit FOR AN AUTO TITLE LOAN BUSINESS AND FINANCIAL INSTITUTION, SPECIFIED at 1967 North Decatur Boulevard (APN: a portion of 138-24-703-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 09/17/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Information pamphlet submitted by Continental Currency of Nevada, Inc.

MOTION:

CHAIRMAN TRUESDELL – NO RECOMMENDATION – Motion for Denial failed with GALATI, McSWAIN, and NIGRO voting No and QUINN excused and the item going forward to the City Council with no recommendation.

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that this request is for a Special Use Permit for an auto title loan business and a financial institution. Within the same commercial development, there are three existing similar businesses; all located within 750 feet from the proposed establishment. Additionally, staff had concerns relative to the parking.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003

Planning and Development Department

Item 42 – SUP-2658

MINUTES – Continued:

QUANG REGAN, 3280 East Tropicana Avenue, appeared on behalf of the applicant. He submitted for the record a pamphlet detailing information on the proposed business. MR. REGAN stated that his firm has done extensive research and understands that saturation is a major concern throughout the City. He stated that promoting the right business in an area overwhelmed with similar establishments would raise the level of competition, lower rates and benefit the consumer. He encouraged the City to evaluate those businesses that call attention to their firms through excessive signage, loud color schemes and visible neglect of their buildings and grounds.

TODD FARLOW, 240 North 19th Street, commended the applicant for his fine presentation and wished him success in his business plans.

Members of the Commission expressed concerns that consumers who prefer to handle their financial situations by patronizing these types of financial institutions may never have the opportunity to purchase their own homes simply because they choose not to have bank accounts and cannot establish the credibility and save the money necessary to realize homeownership. In addition, comments were made regarding the fees charged and the eventual escalation of payments because of interest rates that could prove detrimental to the consumer. STEVE BURNINGHAM, 3280 East Tropicana Avenue, explained that the majority of customers will look to auto-title or payday loans to satisfy emergency situations when no other options or alternatives are available. There were additional questions regarding interest calculations, bounced checks and loan defaults.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:51 – 10:15)

3-1117

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2659 - MONEY TREE INCORPORATED ON BEHALF OF CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED, at 6275 Centennial Center Boulevard, Suite 150 (APN: a portion of 125-28-610-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Land Use Designation], Ward 6 (Mack).

C.C.: 09/17/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions – UNANIMOUS with TRUESELLE abstaining as he is currently negotiating a transaction with Territory Inc., who is representing this application and QUINN excused

To be heard by the City Council on 9/17/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that the proposed financial institution will be the first of its kind located in the recently improved Centennial Center area. There are no such services within 1500 feet of the subject parcel. The proposed use complies with the base conditions of the special use permit requirements.

ROBERT BALLEW, 6551 West Mountainwood Lane, appeared on behalf of the applicant. He asked for verification of the conditions, then accepted staff's recommendations.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 43 – SUP-2659

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, asked whether this application was for a check-cashing facility. He voiced his objection to the proposed financial institution.

Referring to the pamphlet submitted by a previous applicant, COMMISSIONER McSWAIN asked whether the contents could be used to do a comparative analysis. DEPUTY CITY ATTORNEY BRYAN SCOTT stated that certain criteria, pertinent to the special use permit, is the focal point with which the Commission should base their opinions. He recommended staff suggest to the applicant that they provide detailed information as to the services being offered to the consumer. MR. CLAPSADDLE commented that staff does an evaluation of the services between an auto-title loan facility and a check-cashing facility. However, that is the extent of that analysis because staff's main concern is to determine if the special use permit is compatible and harmonious with the surrounding area and meets the standards of the code. COMMISSIONER GALATI pointed out that previously a use permit was not required for this type of business. Now, since a special use permit is required, he agreed with MR. CLAPSADDLE that the Commission should only rely on the information that ensures compliance with the code and is compatible with the community.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

(10:15 – 10:22)

3-2047

CONDITIONS:

Planning and Development

1. Conformance to all minimum requirements under Title 19.04.050 for a Financial Institution, Specified use.
2. Approval of and conformance to all applicable Conditions of Approval for Site Development Plan Review [Z-0076-98(1)] and the Town Center Development Standards.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2661 - A T & T WIRELESS SERVICES, CELLULAR DIVISION ON BEHALF OF ROGER ANDERSON - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN, on property located at 1113 South Rainbow Boulevard (APN: 163-03-501-013), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 09/17/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED subject to conditions and adding the following condition:

- *The maximum height of this structure shall be limited to 60 feet, with flush-mounted external antennas.*

- UNANIMOUS with QUINN excused

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, described the location of the proposed wireless communication tower. No similar facility within 1850 feet and having the same height is located nearby. He stated that this application meets all the base conditions of approval.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 44 – SUP-2661

MINUTES – Continued:

CHRIS WERNER, 7351 West Charleston Boulevard, appeared on behalf of AT&T Wireless. He concurred with all conditions and was available to answer any questions.

PAUL LeBANNON, 5710 West O'Bannon, appeared in opposition to the proposed facility. He stated that there are numerous residences located within 50 yards of the subject property. He objected to the 80-foot height of the tower and concluded that the height in itself could be seen from as far as a quarter to a half mile away. He asked that the application be denied as it is not harmonious or compatible with the area.

COMMISSIONER McSWAIN suggested the applicant might consider lowering the height of the facility in addition to making it a stealth design that would camouflage the height of the tower. MR. WERNER indicated on the overhead that the closest residential is 420 feet from the subject property and is surrounded by commercial. He emphasized that the facility is completely screened from any public right-of-way. MR. WERNER agreed to accept a condition that would require the external antennas to be flush-mounted and also agreed to lessen the height to 60 feet.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(10:22 – 10:43)

3-2617

CONDITIONS:

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Wireless Communication Facility, Non-Stealth Design.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2660 - CHERNG FAMILY TRUST ON BEHALF OF REBEL OIL COMPANY, INC. - Request for a Site Development Plan Review, a Reduction in the amount of On-Site Perimeter Landscaping and a Waiver of the Commercial Development Standards FOR A PROPOSED 8,280 SQUARE-FOOT RETAIL BUILDING on 0.95 acres adjacent to the northeast corner of Bonanza Road and Lamb Boulevard (APN: 140-29-401-003), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as Rebel Oil is one of her firm's vendors and TRUESDELL abstaining because Panda Express is a tenant in one of the buildings that he manages and QUINN excused

This is Final Action

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that a multi-tenant building is proposed for this site and will include two restaurants with outdoor seating. Staff had a concern with the parking and the need for the applicant to obtain a reciprocal access agreement. MR. CLAPSADDLE listed the number of variances requested including the elimination of the 6-foot planter adjacent to the building and waiving the loading area that is required by Title 19 standards. MR. CLAPSADDLE also stated the design of the site with the building structure to the front of the property with parking to the rear defeats the commercial design standards staff tries to enforce.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 45 – SDR-2660

MINUTES – Continued:

JIM LUD, representing Panda Express, explained that the property owners have on numerous occasions accommodated him by purchasing property for multi-tenant purposes and allowing him to put his business on the end cap. He stated that he reviewed staff's comments and the if approved conditions and concurred with all of them.

ED ROBLEE, 4041 North Central Avenue, Phoenix, Arizona, the architect, briefly described the site plan. He pointed out that based on staff's recommendation, he removed the 6-foot landscaping; however, he would have no problems including that back into the site plan. He elaborated on the waiver for the loading zone and explained that staff had suggested the employee parking area could be utilized as a loading zone. Referring to any multi-tenant structure, especially if a tenant is situated at the corner, he pointed out the difficulty of placing one entrance at the front for the customers and one entrance at the back for the tenants. MR. ROBLEE stated that they are currently working on obtaining the cross access agreement with Walgreens and have no problem with reworking the parking schematics.

COMMISSIONER GALATI questioned how critical it would be to place this building type up to the street. MR. CLAPSADDLE explained that staff looks at the established development pattern. He noted that in some of the older areas with established commercial properties, it's harder to meet the standards because of lot size and configuration. In reviewing the subject property, staff felt there was adequate room to meet the standards. COMMISSIONER NIGRO commented that he believes the building could have been put up to the street.

No one appeared in opposition

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

(10:43 – 10:56)

3-3395

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-2560) to C-1 (Limited Commercial) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 45 – SDR-2660

CONDITIONS – Continued:

3. The applicant shall submit a reciprocal parking agreement with the adjacent property owner that designates the required parking spaces for this development will be provided on the adjacent property.
4. The trash enclosure shall be covered and screened as required by the Commercial Design Standards
5. The landscape planter along Bonanza Road and Lamb Boulevard shall consist of 24-inch box trees a minimum of 20 feet on center as required by the Commercial Design Standards.
6. The parking lot landscaping shall consist of one 24-inch box tree for every six spaces in the parking area as required by the Commercial Design Standards.
7. The applicant shall provide a complete overall site plan and parking analysis indicating all required parking would be provided. This site plan and parking analysis shall be submitted to and approved by the Planning and Development Department to the submittal of any permits for this site.
8. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 45 – SDR-2660

CONDITIONS – Continued:

13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Site development to comply with all applicable conditions of approval for ZON-2560 and all other site-related actions.
17. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

MSP-2619 - SEA BREEZE ENTERTAINMENT GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF SEA BREEZE STEINER'S, LIMITED LIABILITY COMPANY, ET AL - Request for a Modification to an approved Master Sign Plan for an existing retail/office complex located adjacent to the southeast corner of Buffalo Drive and Sea Spray Avenue (APN: 138-22-418-005, 007, 008 and 009), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this Master Sign Plan calls for one 20-foot high additional freestanding sign.

RICHARD KIRSCH, 242 Sunpac, appeared on behalf of the applicant and agreed to all conditions.

No one appeared in opposition

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 46 – MSP-2619

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:56 – 10:58)

4-302

CONDITIONS:

Planning and Development

1. Conformance to the sign elevations and documentation as submitted in conjunction with this request.
2. Conformance to the conditions of approval and the submitted documentation for the previously approved Master Sign Plan (MSP-0006-02).
3. Illumination of signs shall comply with Residential Protection Standards listed in Title 19.14.070.
4. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

5. Site development to comply with all applicable conditions of approval for the related rezoning for Zoning Reclassification Z-0097-90, and all other subsequent site-related actions.
6. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ROC-2671 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF A.L.M. CORPORATION, ET AL - Request for a Review of Condition No. 6 of an approved Special Use Permit (U-0011-00), which restricted commercial zoning to the western portion of Accessor's Parcel Number 125-09-401-006 on property adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C.: 09/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 8/28/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has requested this item be held to the 8/28/2003 Planning Commission meeting.

RICHARD GALLEGOS, 10 Commerce Center Drive, appeared on behalf of the applicant and concurred with the abeyance.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 47 – ROC-2671

MINUTES – Continued:

No one appeared in opposition

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:27 – 6:28)
1-664

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAC-2593 - COLEMAN TOLL, LIMITED PARTNERSHIP - Petition to Vacate portions of Lisa Lane, between Washburn Road and La Madre Way, Ward 6 (Mack).

SET DATE: 09/03/03 C.C. 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions – **UNANIMOUS** with **NIGRO** abstaining as he is currently under contract with Toll Brothers, Inc. to purchase a home and **QUINN** excused

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the property was rezoned for a 66-lot single-family development.

CLAY BURTREES, 50 South Jones, appeared on behalf of Toll Brothers, Inc. Having reviewed the conditions, MR. BURTREES concurred with staff's recommendations.

No one appeared in opposition

There was no discussion.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 48 – VAC-2593

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(10:58 – 10:59)

4-339

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for the Washburn and Durango Subdivision may be used to satisfy this condition.
2. A Traffic Impact Analysis or other related information acceptable to the Traffic Engineering Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. The Traffic Impact Analysis required for the Washburn and Durango Subdivision may be used to satisfy this condition.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Vacation shall not be recorded until all conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAC-2611 - D. R. HORTON, INC. - Petition to Vacate U.S. Government Patent Reservations generally located south of Elkhorn Road, east of Fort Apache Road, Ward 6 (Mack).

SET DATE: 09/03/03 C.C. 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions – **UNANIMOUS** with McSWAIN abstaining as she is currently negotiating a contract with D.R. Horton, Inc., and QUINN excused

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated the vacation is in order and staff recommends approval.

CLAY BURTTREES, 50 South Jones, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition

There was no discussion.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 49 – VAC-2611

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(10:59 – 11:00)

4-388

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the vacation of these U.S. Government Patent Reservations. The drainage studies required by ZON-1833 and ZON-1351 may be used to satisfy this condition. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Studies as required by the Department of Public Works.
2. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-2616 - CENTEX HOMES - Petition to Vacate a portion of Fort Apache Road, between Brent Lane and Horse Drive, Ward 6 (Mack).

SET DATE: 09/03/03 C.C. 09/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently under contract with Centex Homes and QUINN excused

To be heard by the City Council on 9/17/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated this vacation is in order and staff recommends approval.

JEFFREY ARMSTRONG, 2727 South Rainbow Boulevard, appeared on behalf of the applicant, and concurred with staff's recommendations.

No one appeared in opposition

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:00 – 11:02)

PLANNING COMMISSION MEETING OF AUGUST 14, 2003

Planning and Development Department

Item 50 – VAC-2616

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE - SDR-2505 - Centennial Crossroads Plaza, Limited Liability Company -
Request for an Site Development Plan Review for a 9,414 square foot retail pad site in conjunction with an approved commercial development adjacent to the southwest corner of Buffalo Drive and John Herbert Boulevard (APN: 125-21-701-005), U (Undeveloped) Zone [SX-TC (Suburban Mixed Use - Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

P.C. FINAL ACTION**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**NIGRO - APPROVED subject to conditions and amending Condition 2 as follows:**

2. Prior to the *issuance of a Certificate of Occupancy*, the applicant shall incorporate the parcel into the Buffalo 95 (Regency) commercial subdivision by submitting an amended Final Map to the Planning and Development Department.

- UNANIMOUS with QUINN excused**This is Final Action**

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY FIORENTINO'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 51 – SDR-2505

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, briefly explained that the landscaping was previously approved and there are no waivers being requested. Staff's recommendation is for approval with a slight modification to Condition 2 as noted in the Motion.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff's recommendations and the modification of Condition 2.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:02 – 11:04)

4-464

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Prior to the submittal of a building permit, the applicant shall incorporate the parcel into the Buffalo 95 (Regency) commercial subdivision by submitting an amended Final Map to the Planning and Development Department.
3. Conformance to the applicable conditions of approval for Z-0076-98, the Buffalo/95 (Regency) Commercial Subdivision, and all other subsequent site-related actions.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 51 – SDR-2505

CONDITIONS – Continued:

Public Works

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
7. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
8. Site development to comply with all applicable conditions of approval for Z-0076-98, the Buffalo/95 (Regency) Commercial Subdivision, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 14 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

TXT-2800 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.040(C) to create distance requirements for financial institutions and other related uses such as check cashing and money lending businesses.

THIS WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED – UNANIMOUS with QUINN excused

This item will be forwarded to City Council in Ordinance Form

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, briefly summarized the Text Amendment explaining that it was part of a larger Text Amendment that was previously heard by the Planning Commission on October 10, 2002. The language is the same as contained in the County Code. Despite the Planning Commission's unanimous approval, the City Council voted to delete the language. Consequently, staff is resubmitting the Text Amendment for reconsideration. She emphasized that the Text Amendment will establish distance requirements for financial institutions, principally the auto title loan, auto pawn, and check-cashing uses.

TRINA FIELD and ATTORNEY PAUL LARSEN appeared on behalf of their clients, Rapid Cash and Check City. MS. FIELD requested the Commission not act on the Text Amendment.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 52 – TXT-2800

MINUTES – Continued:

ATTORNEY PAUL LARSEN, 300 South 4th Street, challenged that the proposed Text Amendment may result in protecting the very businesses the Commission has expressed concerns about. He recommended the inclusion of minimum square footage requirements, capital investment requirements and aesthetic reviews be considered in addition to the distance requirements. Incorporating those suggestions along with fair competition might just be the driving force to rid many neighborhoods of the undesirable businesses. ATTORNEY LARSEN offered to work with staff to establish alternative restrictions.

TODD FARLOW, 240 North 19th Street, recommended the distance separation be 20 miles from any like institution.

QUONG REGAN, 3280 East Tropicana, agreed with ATTORNEY LARSEN that the standards should be raised.

MS. WHEELER clarified the distance requirement. COMMISSONER McSWAIN stated she would support the 1000-foot distance requirement from any similar business and agreed with the concept of raising the standards. MS. WHEELER later stated that this would set the code standards, yet there would be flexibility and waivers could be considered.

DEPUTY CITY ATTORNEY BRYAN SCOTT clarified that the Text Amendment does address aesthetic concerns. With regard to capital requirements, he believed that to be a State regulated function but deferred to ATTORNEY LARSEN for further comments. ATTORNEY LARSEN stated he had intended that to denote the physical structure of a building and not monetary assets.

COMMISSIONER EVANS referred to the numerous applications that have come before the Planning Commission, noting specifically the saturation of these types of businesses in certain areas. He agreed to the distance requirements and stated his support of the Text Amendment.

MS. FIELD concurred with COMMISSIONER EVANS comments. She reiterated her desire to be a part of a task force and work with staff and asked once again that the Commission not act on the Text Amendment this evening.

COMMISSIONER NIGRO disagreed that the 1000-foot distance requirement was too restrictive and felt it appropriate for the Commission to impose any aesthetic restrictions they deemed necessary. COMMISSIONER GOYNES also agreed with the distance requirement and he spoke out against those institutions that operate mainly for financial gain, totally disregarding the financial situations of their clientele.

PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 52 – TXT-2800

MINUTES – Continued:

CHAIRMAN TRUESDELL solicited the assistance of those individuals associated with the industry and asked that they contact staff and provide input in an effort to ensure that these types of financial institutions are compatible with the community.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:31 – 6:48)

1-856



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: AUGUST 14, 2003

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

None.

MEETING ADJOURNED AT 11:05 P.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

DEENY ARAUJO, DEPUTY CITY CLERK